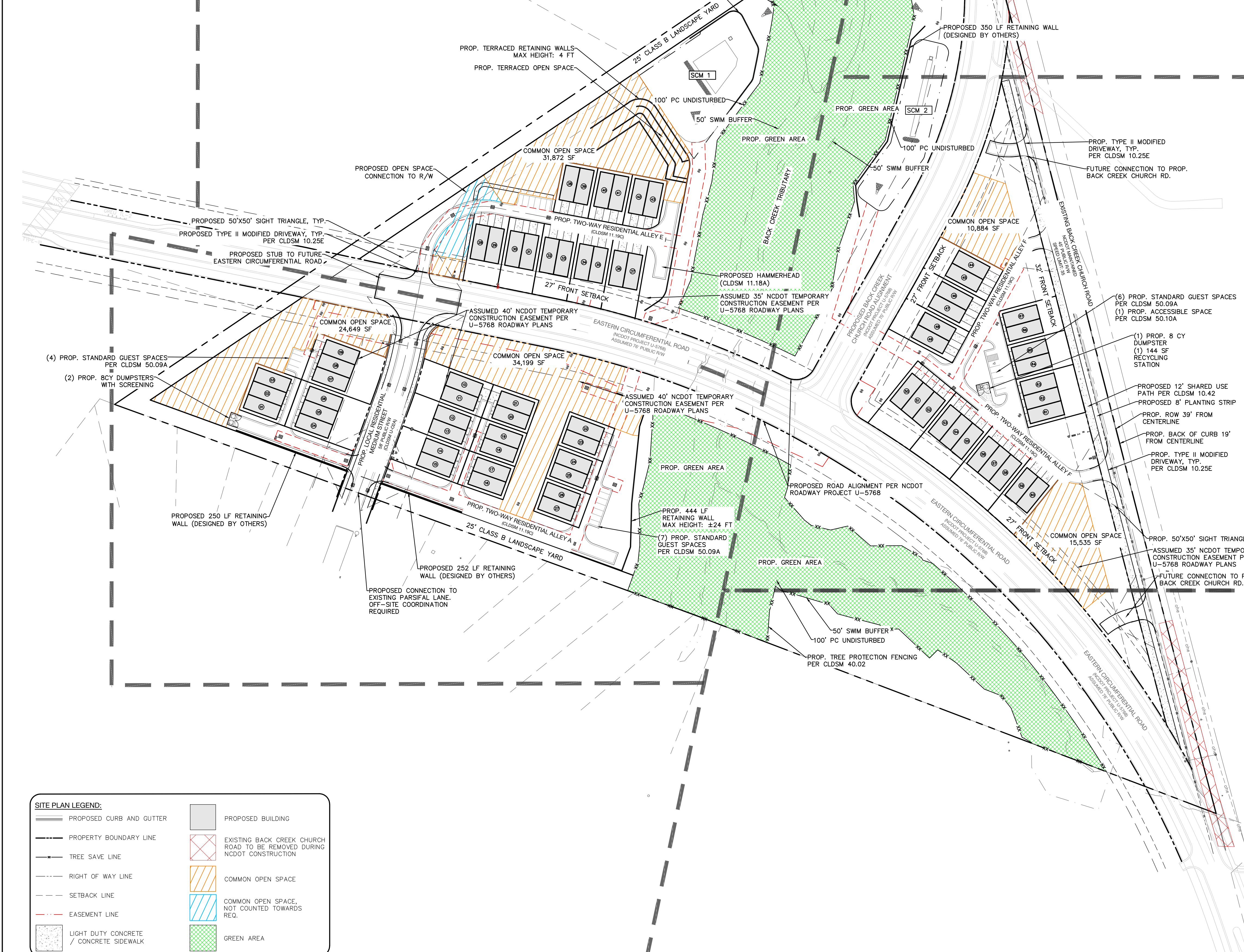


KEY MAP



SITE PLAN LEGEND:

	PROPOSED CURB AND GUTTER		PROPOSED BUILDING
	PROPERTY BOUNDARY LINE		EXISTING BACK CREEK CHURCH ROAD TO BE REMOVED DURING NCDOT CONSTRUCTION
	TREE SAVE LINE		COMMON OPEN SPACE
	RIGHT OF WAY LINE		COMMON OPEN SPACE, NOT COUNTED TOWARDS REQ.
	SETBACK LINE		GREEN AREA
	EASEMENT LINE		
	LIGHT DUTY CONCRETE / CONCRETE SIDEWALK		

SITE DEVELOPMENT DATA TABLE

Tax parcel(s):	051-471-02, 051-471-04, 051-471-05		
Address:	Back Creek Church Road Charlotte, NC 28213		
Total site area:	21.04 AC		
Minimum lot area required:	5,000 SF		
Lot width required:	50'		
Zoning district:	N1-A (Compact)		
Re zoning petition number (if applicable):	N/A		
Previous related submittals (if applicable):	N/A		
Existing use:	Single Family Residential		
Proposed use per UDO article 15 definitions:	Multi-Family Attached, Compact Residential	# of units:	67
Residential uses only:	# of bedrooms/studios:	TBD	
Existing building(s) square footage to remain (if applicable):	N/A		
Proposed square footage by use:	79,590 SF Multi-Family Attached		
Maximum building coverage allowed:	50%		
Building coverage proposed (per lot):	8.68%		
Front setback (listed by street + street classification):	Parsifal Ln, Residential Medium Street Collector (27' from Right of Way) Eastern Circumferential Road: Future Boulevard (27' from Right of Way) Back Creek Church Rd: 2+ Avenue, Shared Use Path (32' from Right of Way)		
Side setback:	5'		
Rear setback:	N/A		
Build-to zone (listed by street):	N/A		
Build-to percentage (listed by street):	Required:	N/A	Proposed:
Minimum building length as percentage of lot width (by frontage):	Required:	N/A	Proposed:
Cumulative building length proposed:	Linear feet:	N/A	Percentage:
Maximum building length allowed:	N/A		
Longest building length proposed (in feet):	N/A		
Minimum building height required:	N/A		
Maximum building height allowed:	48'		
Tallest building height proposed:	32'-7"		
Parking tier designation:	Tier 1		
Minimum parking required Multi-Family Attached:	Use:	MF-A	Regular:
	EVSE installed:	N/A	EV capable:
			EVSE installed:
Maximum parking allowed:	N/A		
Proposed parking:	Standard Spaces:	23	Compact Spaces:
	On Street Spaces:	0	Shared Spaces:
	(Res) Driveway/Pad:	33	(Res) Unit Garage Spaces:
	EV capable:	0	EV ready:
	EVSE installed:	0	Required ADA:
Total proposed parking spaces:	124 Spaces		
Required loading:	N/A		
Required bicycle parking (list by use):	Use:	N/A	
Proposed bicycle parking:	Short term:	N/A	Long term:
	Short term:	N/A	Long term:
Screening Required?	Yes		
	Name, class and depth(s):	25' Class B Landscape Yard	
	Location & type(s):	Backflow preventer	
Total Open space:	Required:	114,572 SF	Proposed:
Public open space (if applicable):	Required:	N/A	Proposed:
Common open space (if applicable):	Required:	114,572 SF	Proposed:
Private open space (if applicable):	Required:	N/A	Proposed:
Outdoor storage Proposed?	No		
	Percentage of building area:	N/A	
Solid Waste Required (if applicable):	3x 8 CY Dumpsters		
Solid Waste Proposed:	3x 8 CY Dumpsters		
Recycling Area Required (if applicable):	1 x 144 SF Recycling Station		
Recycling Area Proposed:	1x 144 SF Recycling Station		

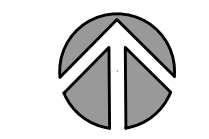
Green Area Credit Summary

Placetype	Neighborhood 1	
Zoning District	N1-A (Compact)	
Tier Designation	Tier 4	
Total Site Area:	21.04 AC	(916,502 SF)
Site Area for Green Area Credit	137,475 SF	(Site x 15%)
Tree Save - Preserved, Contiguous with stream	319,430 SF	(255,544x1.25 Multiplier)
Proposed Green Area Credit (SF)	319,430 SF	(15.3% Total Site) (x1.25 Multiplier)

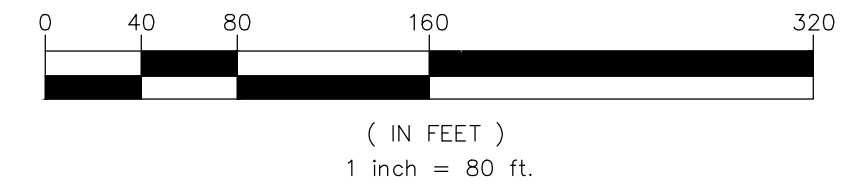
- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: CLONINGER BELL SURVEYING & MAPPING, PLLC 107 RIVERSIDE DR. MCADEVILLE, NC 28101 (704) 864-9007
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6692.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADII SHALL MEASURE 5' FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL UTILITIES WILL BE UNDERGROUND.



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



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charlotte, nc 28208
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nc firm no: P-0418 sc coa no: C-03044

11/24/2025

Rosegate Holdings, LLC

Parsifal Townes

Overall Site Plan

Back Creek Church Rd Charlotte, NC 28213

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-169
Date: 11.21.2025
Sheet No:

C-3.0